



HARVEY ROBINSON

Offers In Excess Of
£415,000
Wilson Way
St Ives, PE27 6TG

- End of Terraced Family Home
- Four Double Bedrooms
- Two Ensuite Bathrooms
- Allocated Off Road Parking

- Downstairs Cloakroom
- Two Reception Rooms
- Private Rear Garden
- Close to Amenities



PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to offer for sale this versatile and spacious town house in the popular and sought-after Spires development in St Ives. Arranged over three floors, the property is well-presented throughout and in brief consists of an entrance hall leading to a front to back lounge with box bay window to the side, a cloakroom a dining room with French doors accessing the rear garden and a kitchen which is full of integrated appliances to the ground floor. The master bedrooms with ensuite bathroom can be found on the first floor as well as bedroom four and the family bathroom. To the second floor, there are a further two double bedrooms and a bathroom which has jack and jill access providing a second ensuite for bedroom two. The property can be found on a corner plot with a wraparound garden. Mature hedging provides a good degree of privacy for the front and side gardens whilst the rear garden is hard landscaped with low maintenance in mind. There is a driveway suitable for two vehicles to the side of the property as well as ample off-road parking. Viewing of this spacious and versatile family home is highly recommended and can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

St Ives is one of Cambridgeshire's best-loved towns. It has a huge amount to offer homebuyers, including a scenic riverside location, plenty of large family properties, and great local amenities, to name just a few. The centre of St Ives is within walking distance and is approximately 1/2 of a mile away. In St Ives you will find plenty of shops along with some great independent stores and cafes, as well as the river Great Ouse. The pubs are also highly rated by residents, and you'll find plenty of great restaurants in the area. Withing half a mile in the opposite direction of town you will find a Morrisons & Aldi supermarket along with various other restaurants.

One of St Ives' biggest draws is its proximity to Cambridge, the A1309 is just two miles from the property and provides easy access into the centre of Cambridge in approximately 20 minutes, in addition the St. Ives Park & Ride terminal is only a five-minute drive away. The nearest station is at Huntingdon, which is just a ten-minute drive away. From here, you can catch a train to London Kings Cross, which takes just over an hour. A popular primary school can also be found within a few minutes' walk of the property.





FAQ'S

Tenure: Freehold

Property Constructed: 2018

Post Code for SatNav: PE27 6TG

Council Tax Band: D

EPC Rating: B

What3Words Location: cling.ironic.booklet

Current Owners Lived in Property: Since New

Seller's Onward Movements: No Forward Chain

Water Meter: Yes

Primary School Catchment: Thorndown Primary

Secondary School Catchment: St Ivo Academy

Estate Maintenance Charge: Approximately £205 per annum - paid in two instalments



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

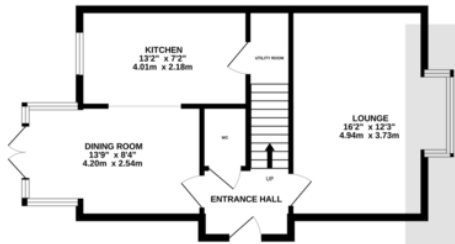
For independent whole of market mortgage advice please call the team to book your appointment.

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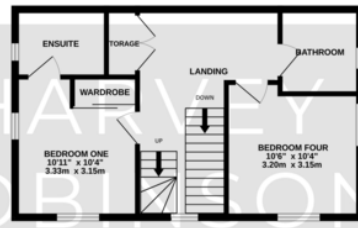




GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



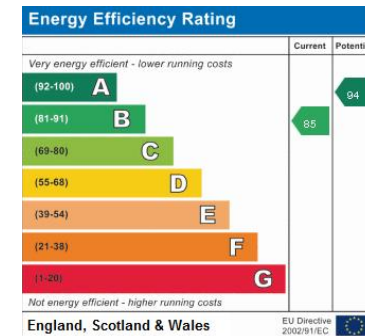
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

OFFICE ADDRESS

9 White Hart Court, St Ives,
Cambridgeshire, PE27 5EA

CONTACT

01480 454040
stives@harveyrobinson.co.uk
www.harveyrobinson.co.uk